



TOWN OF GRAFTON
GRAFTON MEMORIAL MUNICIPAL CENTER
30 PROVIDENCE ROAD
GRAFTON, MASSACHUSETTS 01519
(508) 839-5335 ext 1120 • FAX (508) 839-4602
www.grafton-ma.gov

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GRAFTON, MA
2018 FEB -7 PM 1:35

PLANNING BOARD

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APPLICATION FOR SPECIAL PERMIT

Application No. SP2018-2

APPLICANT & PROPERTY OWNER INFORMATION

NAME JOAN PARSONS
STREET STOED WILSON RD CITY/TOWN GRAFTON
STATE MA ZIP 01519 TELEPHONE 617-320-3148
NAME OF PROPERTY OWNER (if different from Applicant) Town of Grafton
Deed recorded in the Worcester District Registry of Deeds Book _____ Page _____

SITE INFORMATION:

STREET AND NUMBER 1 GRAFTON COMMON WEST BASEMENT
ZONING DISTRICT NB ASSESSOR'S MAP 110 LOT #(S) 74
LOT SIZE 1.38 ACRES FRONTAGE 90.51
CURRENT USE VACANT

PROJECT/PLAN INFORMATION:

PLAN TITLE MA SEE ATTACHED MATERIAL
PREPARED BY (name/address of PE/Architect) _____
DATES _____

Use for which Special Permit is sought: (refer to § 3.2.3.1 of the Zoning Bylaw - Use Regulation Table):

Cite all appropriate sections of the Zoning By-Law which pertain to this Application, Use and Site:

TO THE GRAFTON PLANNING BOARD:

The undersigned, being the APPLICANT named above, hereby applies for a SPECIAL PERMIT to be granted by the Planning Board and certifies that, to the best of APPLICANT'S knowledge and belief, the information contained herein is correct and complete.

Applicant's Signature [Signature] Date: 2/7/18
FEB - 7 2018
Property Owner's Signature (if not Applicant) _____ Date: _____

PLANNING BOARD
Updated: 8/25/05
GRAFTON, MA

EXHIBIT 1



TOWN OF GRAFTON
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APPLICATION FOR SITE PLAN APPROVAL

Application No. _____

APPLICANT NAME: SEAN PADISETT

STREET 57 OLD UPTON RD CITY/TOWN GRAFTON

STATE MA ZIP 01519 TELEPHONE 617-320-3148

PROPERTY OWNER NAME: TOWN OF GRAFTON

STREET 1 GRAFTON COMMON CITY/TOWN GRAFTON

STATE MA ZIP 01519 TELEPHONE _____

Deed recorded in the Worcester District Registry of Deeds Book _____ Page _____

CONTACT PERSON'S NAME: SEAN PADISETT

TELEPHONE _____

SITE INFORMATION:

STREET AND NUMBER 1 GRAFTON COMMON UNIT BASEMENT

ZONING DISTRICT NB ASSESSOR'S MAP 110 LOT #(S) 74

LOT SIZE .34 ACRES FRONTAGE 70.57

CURRENT USE VACANT

PLAN INFORMATION:

PLAN TITLE NA SEE ATTACHED MATERIALS

PREPARED BY _____

DATE PREPARED _____ REVISION DATE _____

Describe proposed changes / additions: _____

TO THE GRAFTON PLANNING BOARD:

The undersigned, being the APPLICANT named above, hereby applies for approval of the above entitled SITE PLAN by the Planning Board and certifies that, to the best of APPLICANT'S knowledge and belief, the information contained herein is correct and complete and that said PLAN conforms with the requirements of the Zoning By-Law of the Town of Grafton.

Applicant's Signature Sean Padisett Date: 2/7/18

Property Owner's Signature (if not Applicant) _____ Date: _____

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SITE PLAN REVIEW

FEB - 7 2018

1.3.3.3

PLANNING BOARD
GRAFTON, MA

- a.) application form and materials necessary for a public hearing; (*See Attachment A*).
- b.) fees; **\$250.00 – paid** (*See Attachment B*).
- c.) written description of the proposed use, signed by applicant and owners of property which provides: (*See Attachment C*).

- specific nature of the operation/activities proposed;
- description of all existing uses of the property and indication of whether or not such uses will continue with the proposed use;
- hours of operation of the proposed activity;
- the maximum number of employees on the largest shift;
- shipping receiving activity (including type of delivery vehicles number/frequency);
- use of hazardous materials or substances in the operation of the proposed use;
- any potential for future changes to the building or use (i.e. square footage, hours of operation, maximum number of employees or any other significant changes);
- any other details not specified;
- list of any waivers from requirements of 1.3.3.3(d)-(f) detailing explanation/justification for such a request.

d.) A Site Plan prepared by a professional architect or registered professional engineer (scale of 1"= 40') Sheet sizes not to exceed 24" x 36" and no less than 11" x 17" (25 copies) with index sheet if multiple sheets used. (*See Attachment D*). The Plan shall include:

- (1.) Name and address of applicant; *This information is provided on the application.*
 - (2.) Name and address of owner (if different); *This information is provided on the application.*
 - (3.) Present use of the property; *Vacant, this information is provided on the application.*
 - (4.) Proposed use of the land; *This information is provided on the application.*
 - (5.) Proposed use of any existing buildings; *Use of ground floor for a neighborhood all alcoholic barroom.*
 - (6.) Description and proposed use of the proposed buildings; *Neighborhood all alcoholic barroom consisting of one large room seating approximately X, and two rooms for storage and one ancillary room for darts and games, no changes will be made to the structural integrity of the premises.*
 - (7.) Zoning Districts in which parcel is located (including floodplain); *This information is provided on the plan.*
 - (8.) Locus map (1" = 1,000') and north arrow; *This information is provided on the plan.*
- Title Block: Name of project, applicant, property owner, address, assessor map/lot number, date, name address, phone, signature and seal of architect or engineer preparing plan; *This information is provided on the plan.*

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- (10.) Wetlands, ponds, stream or other water bodies including all buffer zones; *Not applicable waiver requested, building has been in the same location since 1883.*
- (11.) Ownership of all abutting land and approximate location of buildings, driveways and parking areas within a maximum distance of 200' of property lines; *Not applicable waiver requested, building has been in the same location since 1883.*
- (12.) Existing and proposed topography at 2' elevation intervals; *Not applicable waiver requested, building has been in the same location since 1883.*
- (13.) All property lines of the property and all set backs of the buildings and parking areas from said lines and existing and proposed easements, if any; *Not applicable waiver requested, building has been in the same location since 1883.*
- (14.) Extent and type of all existing and proposed surfaces on the property; *Not applicable waiver requested, building has been in the same location since 1883.*
- (15.) Lot coverage calculation for proposed uses, including all existing uses that will continue to exist on the property; *Not applicable waiver requested, building has been in the same location since 1883.*
- (16.) Parking calculation for proposed use, including all existing uses that will continue to exist on the property; *Not applicable waiver requested.*
- (17.) Calculation of the volume of earth material to be removed or filed; *Not applicable waiver requested.*
- (18.) Driveways and driveway opening/entrances; *walk-in business and no driveway or opening/entrances for vehicles required, waiver requested.*
- (19.) Parking and loading spaces; *There are more than 180 spaces available within the immediate area for parking. 65 Parking spaces are available circling the Grafton Common, as well as 115 ancillary parking at the following municipal parking lots: (15) 4 Worcester Street (old fire station) and ~~(50+) 25 Worcester Street (old High School)~~ ~~(50) 3 Old Upton road (next to library).~~ Deliveries will occur once a week via box truck at the side door on the Worcester Street side entrance.*
- (20.) Service areas and all facilities for screening; *Will use current dumpster which is currently conforming to the by-law and is screened from the parking area and the building.*
- (21.) Landscaping; *Not applicable waiver requested.*
- (22.) Lightning; *No additional lighting proposed, waiver requested.*
- (23.) Proposed signs; *Will conform to the 4.4 of the Town of Grafton sign by-law.*
- (24.) Sewage, refuse, waste disposal; *Not applicable waiver requested.*
- (25.) Storm water management (drainage); *Not applicable waiver requested.*
- (26.) All structures and buildings associated with the proposed and existing uses; *Not applicable waiver requested.*
- (27.) Exterior storage areas and fences; *None, waiver requested.*
- (28.) Utilities and exterior appurtenances (e.g. for connection); *Not applicable waiver requested.*
- (29.) Provision for dust and erosion control; *Not applicable waiver requested.*
- (30.) Any existing vegetation; *Not applicable waiver requested.*
- (31.) Any other detail or information deemed necessary due to the unique nature of the proposed use. *None, waiver requested..*

Attachment C

c.) written description of the proposed use, signed by applicant and owners of property which provides: specific nature of the operation/activities proposed; description of all existing uses of the property and indication of whether or not such uses will continue with the proposed use; hours of operation of the proposed activity; the maximum number of employees on the largest shift; shipping receiving activity (including type of delivery vehicles number/frequency); use of hazardous materials or substances in the operation of the proposed use; any potential for future changes to the building or use (i.e. square footage, hours of operation, maximum number of employees or any other significant changes); any other details not specified; list of any waivers from requirements of 1.3.3.3(d)-(f) detailing explanation/justification for such a request.

The petitioner is requesting a Special Permit for the proposed use of a neighborhood all alcoholic barroom. The intention is to establish a community meeting and drinking establishment serving patrons over 21 years of age, who can sit and watch a game, play a game of darts or simply relax. Goal is maintain the historic nature of the building, preserving the brickwork and overall feel of a building built in the late 1880's. Food service will be limited consisting of bar snacks (no plans to add any kitchen equipment requiring venting) so as not to compete with other nearby eating establishments. Currently the area is vacant, and the building also contains six (6) other businesses: Apple Tree Arts – a nonprofit music school; Quite Fetching – a retail store focusing on treats for dogs; Gilmore Builders – a custom builder of homes; Iconic Ink – a tattoo parlor; Dances – an Irish step dancing studio and Dancy II – a dance studio focusing on dancing. The hours of operation for the proposed neighborhood barroom are Monday-Thursday 3:30pm – 10:00pm, and Friday, Saturday, Sunday 11:30am- 11:00pm. The establishment envisions the maximum number of employees on the largest shift to be no more than four (4). All shipping and receiving activity will occur once a week during the hours of 9:00 – 3:00pm via a standard box truck at the side door Worcester Street side entrance. There will be no use of any hazardous materials or substances in the operation of the proposed business. Here is no plan for any future changes to the building or use (i.e. square footage, hours of operation, maximum number of employees or any other significant changes). The petitioner is requesting a waiver from the requirements of 1.3.3.3(d)-(f) except for (d)(19) and (d)(20) as the building has been located on the same site since 1883 is currently meeting all necessary requirements.

e.) A storm water management hydrological study. *Not applicable waiver requested.*

f.) A report, if applicable, showing calculation of the volume of earth material to be removed; *Not applicable waiver requested all activity is within the existing footprint of the building.*

g.) Written statement from the following:

(1.) The engineer and/or architect preparing the plans indicating that the building and site comply with standards of Section 4.1 of the Zoning By-Law. *Not applicable waiver requested, building has been in its present location since 1883.*

(2.) The applicant and owner of the property indicating the site will be maintained and activities will be conducted in accordance with, the performance standards set forth in Section 4.1 of the Zoning By-Law. *(See Attachment E)*

h.) Any other information, material, reports or studies deemed necessary by the Planning Board due to the special nature of the proposed use/activity to achieve the purposes set forth in Section 1.2 and 1.3.3.1 of the By-Law.

COPY

D



Google

Google

42°12'25"N 71°41'08"W 906 ft

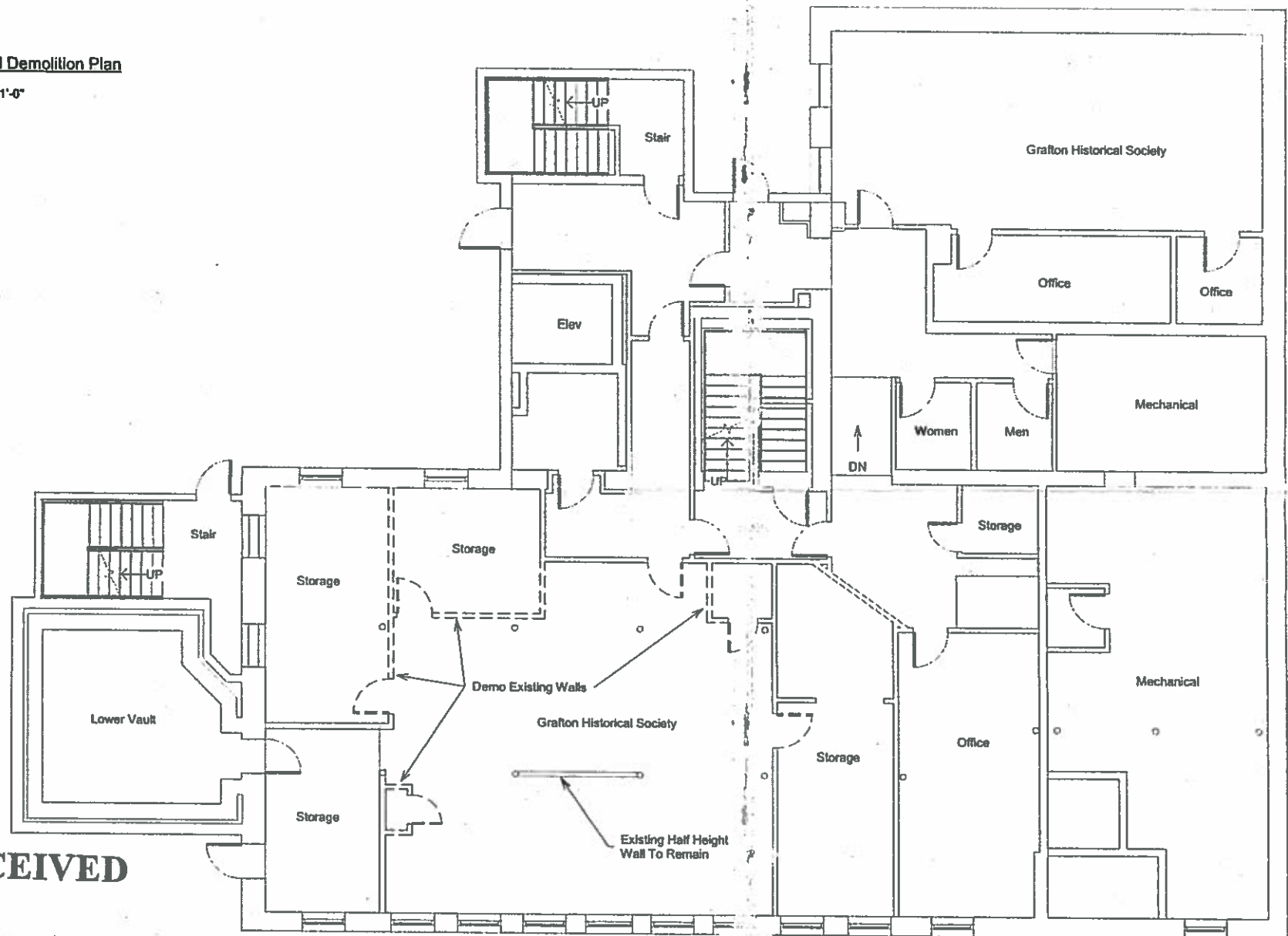
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Proposed Demolition Plan

Scale: 1/8"=1'-0"



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PLANNING BOARD
GRAFTON, MA

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Proposed Floor Plan

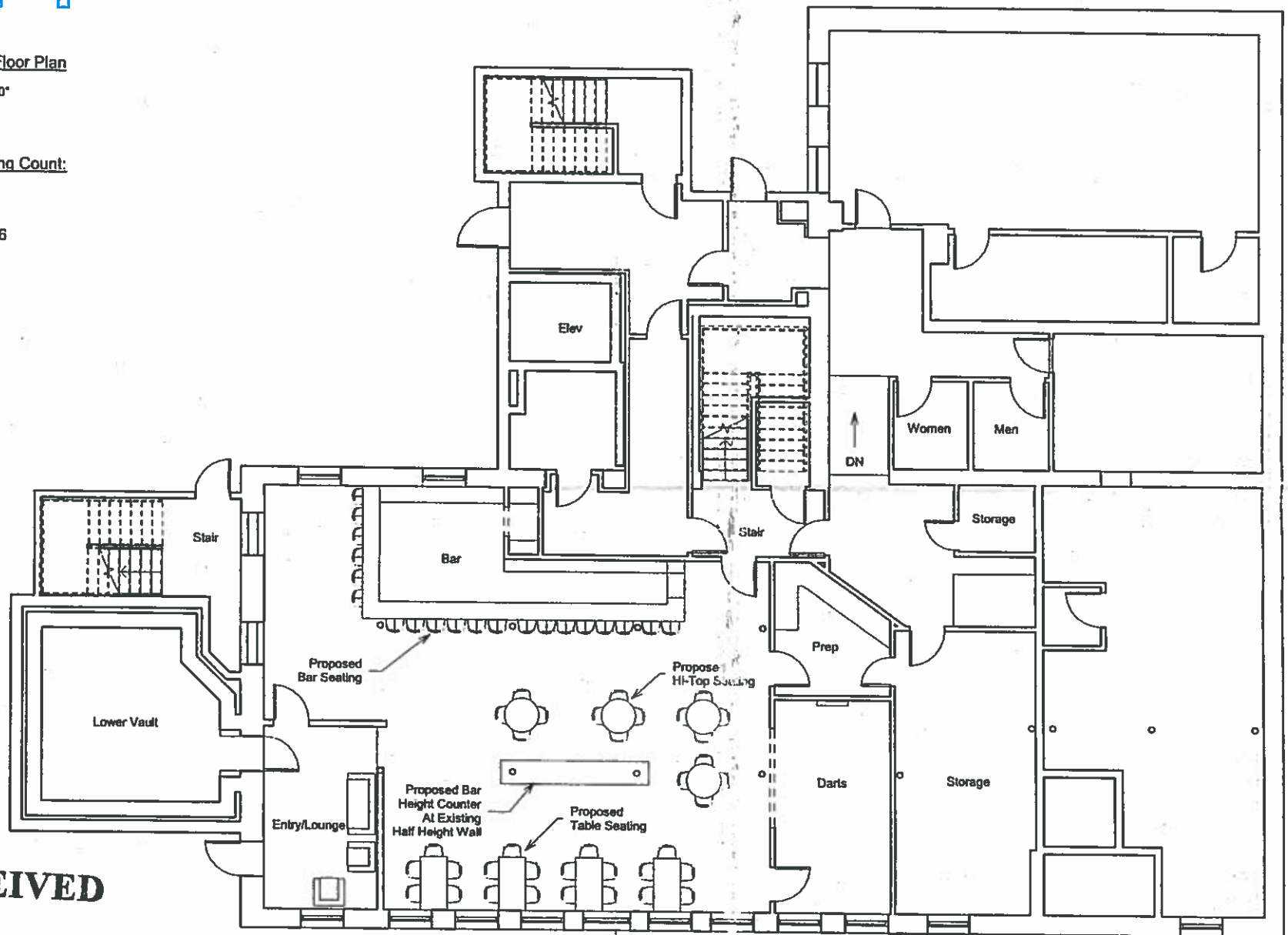
Scale: 1/8"=1'-0"

Total Seating Count:

Bar : 20

Table : 20

Hi-Top : 16



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TREASURER / COLLECTOR

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Certificate of Good Standing

Applicants seeking permits with the Town of Grafton must submit this completed form at the time of application. When all obligations are paid to date, you must attach this "Certificate of Good Standing," with your application. Delinquent bills must be paid in full before the appropriate department accepts your application. Please make arrangements to pay these outstanding bills at the Collector's Office.

Please note: it can take up to three (3) business days to process each request.

Please check all that apply and indicate if permit(s) have been issued.

	Permit Issued?			Permit Issued?	
	Yes	No		Yes	No
<input type="checkbox"/> Building - Inspection(s)	_____	_____	<input type="checkbox"/> Septic System	_____	_____
<input type="checkbox"/> Building - Electric	_____	_____	<input type="checkbox"/> Conservation	_____	_____
<input type="checkbox"/> Building - Plumbing	_____	_____	<input type="checkbox"/> Planning	_____	_____
<input type="checkbox"/> Board of Health	_____	_____	<input type="checkbox"/> Other	_____	_____

Other Permit: _____

Brook PUGHET
Petitioner Name

23 North St
Petitioner Address

Grafton MA 01519
City, State, Zip

508 839-6996
Phone

Town of Grafton
Property Owner / Company Name

1 Grafton Common
Property Address

Grafton, MA
City, State, Zip

Date:	Current	Delinquent	N/A
Real Estate	✓		
Personal Property			✓
Motor Vehicle Excise	✓		
Disposal	✓		
General Billing			✓

Christine Aichele
Treasurer / Collector Name (please print)

[Signature]
Treasurer / Collector Signature

2/7/18
Date

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BOARD OF ASSESSORS

Request for Abutters List

Date of Request: 2/7/18 Date List Needed: _____

Requested by: DEEKE PARDGETT Phone: _____

Name of Property Owner: Town of Grafton

Street Address of Property: 1 Grafton Commons

Map: _____ Block: _____ Lot: _____

REASON FOR LIST:

Hearing before Zoning Board of Appeals Yes No

Hearing before Planning Board Yes No

Hearing before Conservation Commission Yes No

Other: _____

REASON FOR HEARING - (please circle)

Variance Scenic Road Title 5 Special Permit Subdivision

Other: _____

RADIUS FOR ABUTTERS - (please check one)

Immediate _____ 300 Feet X Upon, along, across or under: _____

LABELS

Two Sets of Labels will be provided if needed: Yes X No _____
(Planning Board requires 2 sets of Labels)

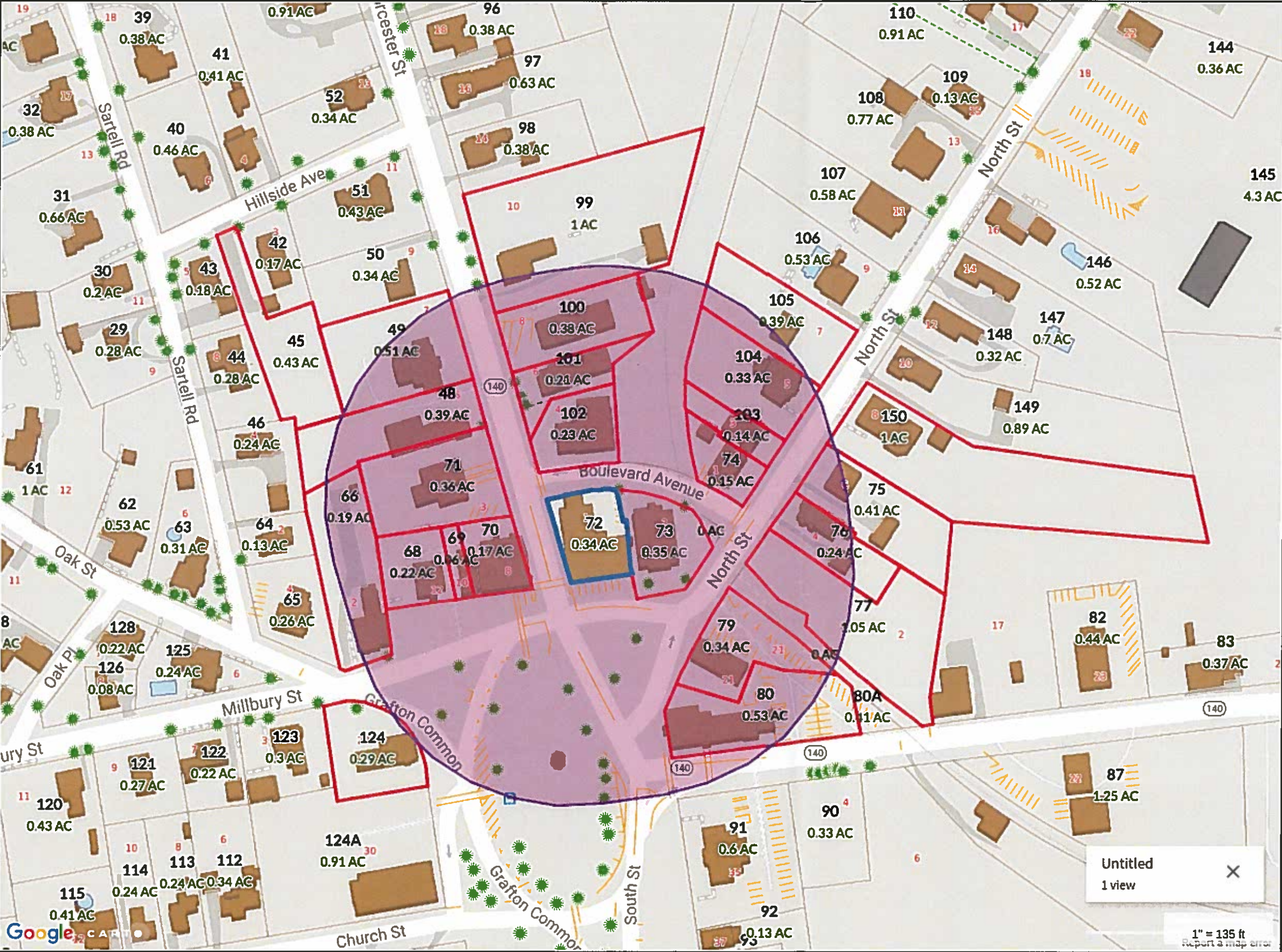
Office Use Only

Date List Prepared: 2-7-18 Address Labels Prepared: 2-7-18 KOB

Fee Charged: \$ 25.00 Amt. Paid: _____ \$ Date: _____

Check: # _____ Cash: \$ _____ Money Order: \$ _____

1 Grafton Common



Property Information
Property ID 110/074.0-0000-0072.0
Location 1 GRAFTON COMMON
Owner GRAFTON TOWN OF



MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town of Grafton, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Parcels updated 6/1/2017
Properties updated 12/22/2016

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Untitled
1 view

1" = 135 ft
Report a map error

COPY


Kenneth M. O'Brien,
Data Collector

Map 74 Lot 72

ID	Site Address	Owner Name	Co-Owner Name	Owner Address	Owner City	Owner Stat	Owner Zip	Book	Page
110/065.0-0000-0045.0	3 GILBERT COURT	OTEY BRADY P		308 CENTRAL STREET	HUDSON	MA	01749	48107	333
110/065.0-0000-0048.0	5 WORCESTER STREET	NEW ENGLAND TELEPHONE CO	C/O DUFF AND PHELPS	P.O. BOX 2749	ADDISON	TX	75001	4569	11
110/065.0-0000-0049.0	7 WORCESTER STREET	OTEY BRADY P		343 COMMERCIAL STREET UNIT 606	BOSTON	MA	02109	48107	329
110/065.0-0000-0099.0	10 WORCESTER STREET	REDDEN KENNETH O	REDDEN WANDA	10 WORCESTER STREET	GRAFTON	MA	01519	17862	106
110/065.0-0000-0100.0	8 WORCESTER STREET	BUSHEL LLC		26 CREEPER HILL ROAD	N GRAFTON	MA	01536	56736	180
110/065.0-0000-0101.0	6 WORCESTER STREET	CARROLL CONNIE LEE		6 WORCESTER STREET	GRAFTON	MA	01519	52442	108
110/065.0-0000-0102.0	4 WORCESTER STREET	OFF THE COMMONS ANTIQUES LLC		4 WORCESTER STREET	GRAFTON	MA	01519	56950	54
110/065.0-0000-0103.0	3 NORTH STREET	ANDES REALTY MANAGEMENT LLC		33 LYMAN STREET UNIT 203A	WESTBOROUGH	MA	01581	50667	72
110/065.0-0000-0104.0	5 NORTH STREET	IDE REGINALD S	IDE SHEILA M	136 UPTON STREET	GRAFTON	MA	01519-1425	5325	184
110/065.0-0000-0105.0	7 NORTH STREET	HAGGERTY MICHAEL P		9 NORTH STREET	GRAFTON	MA	01519	35434	289
110/065.0-0000-0150.0	8 NORTH STREET	MURADIAN DAVID K JR	MURADIAN JESSICA LYNN	8 NORTH STREET	GRAFTON	MA	01519-0383	57723	287
110/074.0-0000-0066.0	2 OAK STREET	SMITH JUDY A		P O BOX 372	GRAFTON	MA	01519-0381	7518	134
110/074.0-0000-0068.0	12 GRAFTON COMMON	COLBERT ELIZABETH M TRUSTEE	CEM REALTY TRUST	12 GRAFTON COMMON	GRAFTON	MA	01519	43560	379
110/074.0-0000-0069.0	10 GRAFTON COMMON	MCMANUS MICHAEL J		PO BOX 375	GRAFTON	MA	01519	38621	209
110/074.0-0000-0070.0	8 GRAFTON COMMON	GREEN BLOCK PROPERTIES LLC		P.O. BOX 165	GRAFTON	MA	01519	54554	152
110/074.0-0000-0071.0	3 WORCESTER STREET	GRAFTON TOWN OF	CENTER FIRE STATION	30 PROVIDENCE ROAD	GRAFTON	MA	01519-1186	2782	301
110/074.0-0000-0072.0	1 GRAFTON COMMON	GRAFTON TOWN OF	OLD TOWN HALL	30 PROVIDENCE ROAD	GRAFTON	MA	01519-1186	1145	441
110/074.0-0000-0072.B	12	GRAFTON TOWN OF		1 GRAFTON COMMON UNIT 11	GRAFTON	MA	01519-1186	1145	441
110/074.0-0000-0072.C	13	GRAFTON TOWN OF	C/O JOHN MARRO III	1 GRAFTON COMMON UNIT 12	GRAFTON	MA	01519-1186	1145	441
110/074.0-0000-0072.D	14	GRAFTON TOWN OF		1 GRAFTON COMMON UNIT 13	GRAFTON	MA	01519-1186	1145	441
110/074.0-0000-0072.E	15	GRAFTON TOWN OF	C/O GILMORE BUILDING CO IN	1 GRAFTON COMMON UNIT 14	GRAFTON	MA	01519-1186	1145	441
110/074.0-0000-0072.G	22	GRAFTON TOWN OF	C/O APPLE TREE ARTS	P.O. BOX 75	GRAFTON	MA	01519	1145	441
110/074.0-0000-0072.I	16	GRAFTON TOWN OF		1 GRAFTON COMMON UNIT 15	GRAFTON	MA	01519-1186	1145	441
110/074.0-0000-0072.J	1 L1 GRAFTON COMMON	GRAFTON TOWN OF	C/O GRAFTON HISTORICAL SC	P.O. BOX 75	GRAFTON	MA	01519	1145	441
110/074.0-0000-0073.0	3 GRAFTON COMMON	UNITARIAN SOCIETY CHURCH		PO BOX 102	GRAFTON	MA	01519	293	65
110/074.0-0000-0074.0	1 NORTH STREET	DIGIMO MANAGEMENT LLC		72 OLIVIA DRIVE	NORTHBRIDGE	MA	01534	54477	78
110/074.0-0000-0075.0	6 NORTH STREET	OPAROWSKI PAUL J	OPAROWSKI SUZANNE M	6 NORTH STREET	GRAFTON	MA	01519	20964	111
110/074.0-0000-0076.0	4 NORTH STREET	O'HARA MARY F		4 NORTH STREET	GRAFTON	MA	01519-1215	22732	005
110/074.0-0000-0077.0	2 NORTH STREET	O'HARA MARY F		4 NORTH STREET	GRAFTON	MA	01519-1215	23074	368
110/074.0-0000-0079.0	21 GRAFTON COMMON	MAGILL JOHN H		P O BOX 565	GRAFTON	MA	01519-0565	13080	1
110/074.0-0000-0080.0	25 GRAFTON COMMON	JJH INVESTMENTS INC		25 GRAFTON COMMON	GRAFTON	MA	01519	54667	59
110/074.0-0000-0124.0	28 GRAFTON COMMON	FOCHT BARBARA RUGO & FOCHT	(28 GRAFTON COMMON REALT	31 SIBLEY STREET	GRAFTON	MA	01519	47385	332

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